

APPLICATIONS ON FILE
April 21, 2006

CITY OF OAKLAND
COMMUNITY & ECONOMIC DEVELOPMENT
AGENCY/Zoning Division
250 Frank H. Ogawa Plaza, 2nd Floor
Oakland, California 94612-2031

In addition to those applications listed on the City Planning Commission Agenda, the City has also received the applications included in this notice for review and action.

You have received this notice because our records indicate that you own property and/or reside near one of the project locations listed below or you have indicated your interest in one of the applications.

You may view the project applications and/or plans by visiting our offices. The case planner need not be present to see the project file. Your comments and/or questions regarding an application must be directed to the Community and Economic Development Agency – Zoning Division, to the attention of the designated case planner, and by the end of the 10-day public comment period:

May 1, 2006

A decision will be made on the application shortly after this date. If you challenge the application in court, you may be limited to issues raised in written correspondence or email and delivered to the Zoning Division on, or prior to the end of the 10-day public comment period as indicated above.

If you wish to be notified of the decision of any of these cases, please indicate the Case Number and submit a self-addressed stamped envelope for each case, to the Community and Economic Development Agency – Zoning Division, at the address indicated above.

Please help up achieve wider notification by alerting your friends and neighbors if you believe they would be interested in any or the cases listed below. Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or such descriptions may change prior to a decision being made.

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|-------------------------------------|--|
| 1. | Location: Skyline Boulevard, Lot 1025, (APN 048E-7322-029-05) vacant parcel approximately 300' north of 7725 Skyline Boulevard |
| | Proposal: To construct a new three-story single family dwelling of approximately 4300 square feet on a steep downslope lot (+70% slope gradient) |
| | Applicant: John Newton |
| Contact Person/Phone Number: | John Newton
(510) 526-7370 |
| | Owner: Tim Wheeler |
| Case File Number: | DV04-364 |
| Planning Permits Required: | Residential Design Review for new construction in the S-10 Scenic Route Combining Zone and S-11 Site Development and Design Review Combining Zone and Minor Variances to permit construction to encroach in the six degree view plane, to exceed the allowed wall height (30'-0" permitted, 35'-0" proposed), and to encroach in the sideyard setback (15'-0" permitted, 6'-0" proposed) |
| | General Plan: Hillside Residential |
| | Zoning: R-30 One-Family Residential Zone
S-10 Scenic Route Combining Zone
S-11 Site Development and Design Review Combining Zone |

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(continued on from 1)

Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new construction of minor structures
Historic Status: Not a Potential Designated Historic Property; vacant lot
Service Delivery District: 2
City Council District: 4
For further information: Contact case planner **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com

2. **Location:** 275 Gravatt Drive (APN 048H-7608-025-00) (3/10/06)
Proposal: To construct a new 3,876 s.f. single-family residence on a vacant hillside (downhill) lot.
Applicant: Said Gamal
Contact Person/Phone Number: Said Gamal
(408)871-6940
Owner: David and Peggy Lee
Case File Number: DR05-219
Planning Permits Required: Design Review per Chapter 17.136 to construct a new 3,876 s.f. single-family residence.
General Plan: Hillside Residential
Zoning: R-30 One-Family Residential Zone
S-14 Community Restoration Development Combining Zone
S-18 Mediated Residential Design Review Combining Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new small structures.
Historic Status: Not a Potential Designated Historic Property; vacant lot
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Ann Clevenger** at (510) 238-6980 or aclevenger@oaklandnet.com

3. **Location:** 6120 Oakdale Avenue (APN 037A-2787-044-00 & 037A-2787-045-00) (3/29/06)
Proposal: To perform a minor lot line adjustment between two existing lots.
Applicant: Richard Gutierrez
Contact Person/Phone Number: (510) 909-6574
Owner: Juguyen, INC.
Case File Number: PMW06-008
Planning Permits Required: Parcel Map Weaver to adjust lot lines between two existing properties (existing car port built across lot line).
General Plan: Detached Unit Residential
Zoning: R-30 Single Family Residential Zone
Environmental Determination: Exempt, Section 15305(A) of the State CEQA Guidelines; minor alterations in land use limitations
Historic Status: Not a Potential Designated Historic Property, Survey Rating: X
Service Delivery District: 5
City Council District: 6
For further information: Contact case planner **Moe Hackett** at (510) 238-3979 or mhackett@oaklandnet.com

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Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities
Historic Status: Not a Potential Designated Historic Property; Survey rating: D3
Service Delivery District: 4
City Council District: 4
For further information: Contact case planner **Moe Hackett** at (510) 238-3979 or mhackett@oaklandnet.com

7. **Location:** 4108 International Boulevard (APN 033-2147-023-01) (2/24/06)
Proposal: To construct 16,257 square foot, three story, mixed use building containing 16 dwelling units and 7,066 square feet of ground floor commercial space.
Contact Person/Phone Number: Jongho Edward Park / (510) 652-4380
Owner: Mason Au / Samjin Investment LLC
Case File Number: DR06-085
Planning Permits Required: Regular Design Review for new construction.
General Plan: Community Commercial
Zoning: C-40 Community Thoroughfare Commercial Zone, S-4 Regular Design Review Combining Zone
Environmental Determination: Exempt, Section 15332 of the State CEQA Guidelines; infill development project.
Historic Status: Vacant Parcel-No Historic Status
Service Delivery District: 4
City Council District: 5
For Further Information: Contact case planner **Leigh McCullen** at (510) 238-4977 or by email: lmccullen@oaklandnet.com.

8. **Location:** 1859 38th Avenue (APN 033-2135-034-00) (3/15/06)
Proposal: Minor Conditional Use Permit and design review to construct a new townhouse unit on a lot with 3 existing apartment unit for a total of 4 unit on the lot..
Applicant: Eddy Chung
Contact Person/Phone Number: (415) 640-7859
Owner: Chong C. Kim
Case File Number: CD06-115
Planning Permits Required: Minor Conditional Use Permit for a density of 4 units on a single lot.
General Plan: Mixed Housing Type Residential
Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new construction or conversion of small structures
Historic Status: Not a Potential Designated Historic Property; Survey rating: X
Service Delivery District: 4
City Council District: 5
For further information: Contact case planner **Moe Hackett** at (510) 238-3979 or mhackett@oaklandnet.com

12. **Location:** 4856, 4862, and 4858 Calaveras Avenue (APN 037-2552-030-01, 037-2552-011, 037-2552-012) (2/17/06)
 Proposal: Create individual ownership rights for 28 residential dwelling units previously approved under DV03-280. Revised approved plans associated with DV03-280 to eliminate a 667 square foot community building and replace with landscaped open space.
 Contact Person: Community Assets (510) 595-7947
 Owner: Calaveras Housing Partners
 Case File Number: TPM-9022 / REV06-013
Planning Permits Required: Tentative Parcel Map for 28 condominium rights and Modification to Approved Plans associated with DV03-280.
 General Plan: Neighborhood Center Mixed Use
 Zoning: C-30 District Thoroughfare Commercial Zone
 S-4 Regular Design Review Combining Zone.
Environmental Determination: Exempt, Section 15301 (k) of the State CEQA Guidelines; division of existing multi-family dwelling into common-interest ownership.
 Historic Status: Not a Potential Designated Historic Property, Survey Rating D3
Service Delivery District: 4
City Council District: 4
For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com.

13. **Location:** 1521-1523 Leimert Boulevard (APN 029A-1317-005-00) (3/30/06)
 Proposal: Create separate ownership opportunities for two existing dwelling units
Contact Person/PhoneNumber: Barbara Armstrong
 (510) 337-1998
 Owner: Charles Chaloeicheep
 Case File Number: TPM-9072
Planning Permits Required: Tentative Parcel Map for two condominium dwelling units.
 General Plan: Detached Unit Residential
 Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15301 (k) of the State CEQA Guidelines; division of existing multi-family dwelling into common-interest ownership.
 Historic Status: Potential Designated Historic Property, Survey Rating C3
Service Delivery District: 4
City Council District: 4
For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com.
